



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
www.ladpw.org

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE

REFER TO FILE: **MP-6**
50.041
M0521037

April 27, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

SAN ANTONIO WASH - PARCEL 31EX
QUITCLAIM OF EASEMENT - CITY OF MONTCLAIR
SAN BERNARDINO COUNTY
3 VOTES

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in San Antonio Wash, Parcel 31EX (6,121± square feet), located between Benito and Orchid Streets, in the City of Montclair, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the quitclaim of easement to the underlying fee owner, Taylor Woodrow Homes, Inc., for \$24,515.
4. Instruct the Chair to sign the enclosed Quitclaim of Easement document and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to quitclaim its easement in San Antonio Wash, Parcel 31EX, to the underlying fee property owner, Taylor Woodrow Homes.

The District acquired the easement in Parcel 31EX to confine the waters of San Antonio Wash. The underlying fee owner requested this easement be quitclaimed to them. Construction has been completed, and the subject parcel lies outside of the required right of way.

Implementation of Strategic Plan Goals

This action meets the County Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The \$24,515 proposed selling price represents the market value. This amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The enclosed Quitclaim of Easement document has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

This transaction is categorically exempt from CEQA as specified in Section 15312 of State CEQA Statutes and Guidelines and as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

The Honorable Board of Supervisors
April 27, 2006
Page 3

CONCLUSION

Enclosed are an original and duplicate of the Quitclaim of Easement. Please have the original and duplicate signed by the Chair and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

One adopted copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Director of Public Works

CQ:in
P6:blSAN ANTONIO31.doc

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

DUPLICATE

RECORDING REQUESTED BY
AND MAIL TO:

Taylor Woodrow Homes, Inc.
15 Cushing
Irvine, CA 92618-4220

Space above this line reserved for Recorder's use

Document transfer tax is \$ _____
() computed on full value of property conveyed or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Number:
1009-511-05 (Portion)
(San Bernardino County)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to TAYLOR WOODROW HOMES, INC., a California corporation, all its right, title, and interest in and to that certain easement for flood control purposes, acquired by Easement document recorded August 4, 1927, as Document No. 53, in Book 260, page 205, of Official Records, in the office of the Auditor/Controller-Recorder of the County of San Bernardino, insofar and only insofar as said easement exists on the real property in the City of Montclair, County of San Bernardino, State of California, described in Exhibit A attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chair, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

SAN ANTONIO WASH 31EX
50-RW 11

M0521037

OG:bw

P:\MPM\WORDPRO\TITLE\CONF\OG-QE SN ATNIO WASH 31EX

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

DUPLICATE

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chair of the Board on all papers, documents, or instruments requiring the Chair's signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chair of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.,
County Counsel

By 
Deputy

| |
|--|
| APPROVED as to title and execution, _____, 20____. |
| DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division |
| Supervising Title Examiner |
| By _____ |

EXHIBIT A

SAN ANTONIO WASH 31EX

50-RW 11

A.P.N. 1009-511-05 (Portion)
(San Bernardino County)

T.G. 601 (D7)

I.M. 129-357

M0521037

LEGAL DESCRIPTION

PARCEL NO. 31EX (Quitclaim of a portion of easement):

That portion of that certain parcel of land in Lot 24, San Antonio Tract, as shown on map recorded in Book 3, page 16, of Maps, in the office of the Recorder of the County of San Bernardino, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on August 4, 1927, in Book 260, page 205, of Official Records, in the office of said Recorder, within the following described boundaries:

Beginning at the intersection of the southeasterly line of said certain parcel of land and the northerly line of the south half of said Lot 24; thence North 89°34'23" West along said northerly line, a distance of 39.63 feet to a line parallel with and 10.00 feet northwesterly, measured at right angles, from the southwesterly prolongation of the southeasterly line of that certain parcel of land described in deed to the United States of America, recorded on January 14, 1958, in Book 4412, page 267, of said Official Records; thence North 33°49'42" East along said parallel line, a distance of 229.43 feet to the easterly line of the west half of said Lot 24; thence South 0°09'08" West along said easterly line, a distance of 53.11 feet to the first above-mentioned southeasterly line; thence South 32°33'18" West along said last-mentioned southeasterly line, a distance of 163.46 feet to the point of beginning.

Containing: 6,121± square feet